179.0	0008	0009.D	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	695,700	/	695,700
USE VALUE:	695,700	/	695,700
ASSESSED:	695,700	/	695,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNYDER ANDREW & ALLISON D
Owner 2:	
Owner 3:	
Street 1:	33 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOSTANIAN JOHN R--ETAL -
Owner 2:	-
Street 1:	33 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,790 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Aluminum Exterior and 1575 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6790.000	258,400	700	436,600	695,700
Total Card	0.156	258,400	700	436,600	695,700
Total Parcel	0.156	258,400	700	436,600	695,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.77 | /Parcel: 441.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
122147			07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0008-0009.D

!14144!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,400	700	6,790.	436,600	695,700	695,700	Year End Roll	12/18/2019
2019	101	FV	250,800	700	6,790.	436,600	688,100	688,100	Year End Roll	1/3/2019
2018	101	FV	250,800	0	6,790.	368,000	618,800	618,800	Year End Roll	12/20/2017
2017	101	FV	250,800	0	6,790.	336,800	587,600	587,600	Year End Roll	1/3/2017
2016	101	FV	250,800	0	6,790.	286,900	537,700	537,700	Year End	1/4/2016
2015	101	FV	207,500	0	6,790.	249,500	457,000	457,000	Year End Roll	12/11/2014
2014	101	FV	207,500	0	6,790.	230,800	438,300	438,300	Year End Roll	12/16/2013
2013	101	FV	207,500	0	6,790.	219,500	427,000	427,000		12/13/2012

PRINT

Date	Time
12/11/20	04:01:10

LAST REV

Date	Time
07/27/18	11:19:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14144

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOSTANIAN JOHN	57082-256		6/30/2011		462,500	No	No		
	9284-60		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	122147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2011	529	Wood Dec	100					DECK REPAIR
3/20/2001	147	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	External Ins	BR	B Rossignol
10/15/2008	Meas/Inspect	355	PATRIOT
10/15/2008	Meas/Inspect	355	PATRIOT
1/5/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6790		Sq. Ft.	Site		0	70.	0.92	7									436,592						436,600	

Total AC/HA:	0.15588	Total SF/SM:	6790	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	436,592	Spl Credit		Total:	436,600

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

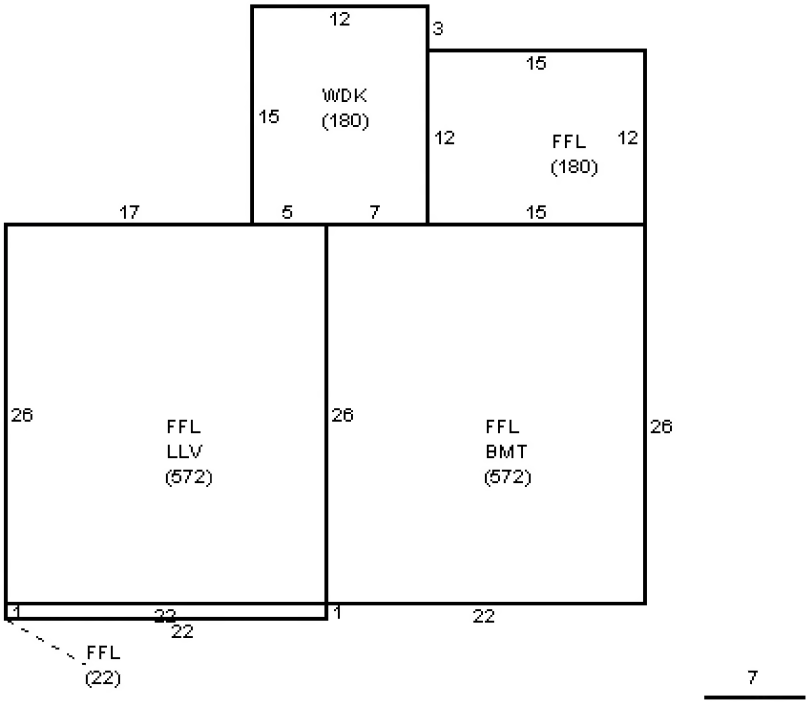
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

DATED W/ GD K.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00091970
Adj $ / SQ:	128.368
Other Features:	77553
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317401
Depreciation:	59037
Depreciated Total:	258364

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.37
Special Features:	0	Val/Su Net:	96.78
Final Total:	258400	Val/Su SzAd	191.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,346	128.370	172,783
BMT	Basement	572	38.510	22,028
LLV	Lower Level	572	75.100	42,954
WDK	Deck	180	11.570	2,082

Net Sketched Area:	2,670			Total:	239,847
Size Ad	1346	Gross Are	2670	FinArea	1575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0008-0009.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	12X15	A	AV	2006	4.33	T	10.4	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	
				Total:	700

IMAGE

AssessPro Patriot Properties, Inc